

PROVO CITY CORPORATION
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning Commission Agenda
December 10, 2014

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

The Provo City Planning Commission will hold a public hearing on Wednesday, December 10, 2014, at 5:00 p.m. in the Municipal Council Chambers of the Provo City Center, located at 351 West Center Street. The items listed below will be discussed, and anyone interested is invited to attend and provide comment. Preceding the public hearing, a briefing will be held at 4:00 p.m. in the Community Development Conference Room, located at 330 West 100 South. The briefing is open to the public; however, formal presentation of items, public comment and actions will be reserved for the public hearing at 5:00 p.m. in the Municipal Council Chambers. Planning Commission hearings can be viewed live on Channel 17 or on the Provo City website at <http://provo.org/city-services/channel-17>.

Public Hearings

- ITEM 1* Provo City Public Works Storm Water Division requests a positive recommendation, to the City Council, to adopt the text for section 18.01.080 Storm Water Impact Fee and text for Section 18.01.090 Storm Water Impact Fee Exemption & Credits in accordance with the Title 18.01 table of contents. This text was inadvertently left out from the copy of Title 18 that staff submitted for approval earlier this year. This text has been reviewed and was intended to be included in the initial Ordinance approval process. Adoption of this code will allow Provo City to comply with The Federal Clean Water Act, and the Department of Water Quality's (DWQ) Municipal Separate Storm Sewer System (MS4) permit. ***City wide*** 14-0003OA, Sean Allen, 801-852-6407
- ITEM 2* Brigham Young University requests Provo City to Vacate 150 East, with the intent to deed the property to BYU, but still maintain it for general access, and then Vacate a 0.049 acre portion of Heritage Drive as it intersects 900 East, for campus related purposes, comprising a total vacation of 0.734 acres, in the PF (Public Facilities) Zone. ***University and Joaquin Neighborhoods*** 14-0003SV Sean Allen, 801-852-6407 **CONTINUED FROM THE NOVEMBER 12, 2014 COMMISSION HEARING.**
- ITEM 3 Brigham Young University requests Final Plat approval for the BYU Campus area. The BYU campus is described to be located between University Parkway and 800 North, and from University Avenue to 900 East, in the PF (Public Facilities) Zone. ***Joaquin and University Neighborhoods*** 14-0030SF, Sean Allen, 801-852-6407 **CONTINUED FROM THE NOVEMBER 12, 2014 COMMISSION HEARING.**
- ITEM 4* Mr. Tim Brough, chairman of the Spring Creek Neighborhood, requests an amendment to Section 14.29.100 to reduce building height in a Planned Industrial (PIC) Zone when that zone abuts a residential zone. ***City-wide*** 14-0012OA, Bill Peperone, 801-852-6402
- ITEM 5* The Community Development Department requests approval for a General Plan Amendment from Manufacturing to the Public Facilities for Lots 1-5, Plat B of the East Bay North Subdivision, located at 671E. 1780 S. and for two parcels located at 601 E. and 663 E. 1860 S. ***East Bay Neighborhood*** 14-00005GPA, Bill Peperone, 801-852-6402

- ITEM 6* The Community Development Department requests approval for a zone change from the Heavy Manufacturing Zone (M-2) to the Public Facilities Zone (PF) for Lots 1-5, Plat B of the East Bay North Subdivision, located at 671E. 1780 S. and for two parcels located at 601 E. and 663 E. 1860 S. ***East Bay Neighborhood*** 14-0010R, Bill Peperone, 801-852-6402
- ITEM 7* Tony Brown requests annexation of approximately 56 acres located on the east side of North Canyon Road between approximately 5020 and 5150 North with requested zonings of R1.10, RA and A1.20 on the included properties. ***Edgemont Neighborhood*** 14-0007A, Brian Maxfield, 801-852-6429
- ITEM 8* Kyle Honeycutt, representing Ivory Development, requests approval for a zone change from the A1.5 Agricultural Zone to the R1.10 Residential Zone, for approximately 10 acres located on the east side of Canyon Road, between approximately 4900 and 5000 North Canyon Road. ***Edgemont Neighborhood*** 14-0011R, Brian Maxfield, 801-852-6429

Items noted on this agenda with a star (*) require a public hearing and legislative action by the Municipal Council. The Council hearing dates will be noticed 14 days prior to the Council meeting in the legal notices of the Daily Herald. Council agendas can be viewed at the Provo City Council web site on the Thursday prior to the Council meeting at <http://publicdocuments.provo.org/sirepub/meet.aspx>. For more information, call (801) 852-6120.

Items on this agenda without a star (*) are administrative and require the approval only the Planning Commission. Decisions on the unmarked items may be appealed to the Board of Adjustment by making application with the Community Development Department by 6:00 p.m. **within 14 days of the Planning Commission decision.**

Copies of the agenda materials, public hearing procedure, and staff recommendations are available the week of the hearing at reasonable cost in the Community Development office between the hours of 7:00 a.m. and 6:00 p.m., Monday through Thursday. Agendas and staff recommendations are also generally available on the Provo City Community Development web site the week of the meeting at provo.org/planning-commission.

Provo City will make reasonable accommodations for all citizens interested in participating in this meeting. If assistance is needed to allow participation at this meeting, please call the Community Development Department at (801) 852-6400 before 12:00 p.m. the day before the meeting to make arrangements.

By order of the Provo City Planning Commission
Published in "The Daily Herald"
Shannon Dalton, Secretary, (801) 852-6424

